



Connells

Bower Lane
Quarry Bank Brierley Hill



Property Description

AN IMPRESSIVE, MODERN END TERRACED PROPERTY SITUATED IN QUARRY BANK. WELL PRESENTED THROUGHOUT. GOOD SIZE PLOT WITH AMPLE, RE-LAID, TARMAC DRIVEWAY. ATTRACTIVE REAR GARDEN WITH PATIO LEADING TO LAWN. *Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

To The Front

Tarmac driveway with bloc paved edging.

Hallway

Double glazed front door leads into hall with door to:

Lounge

Double glazed bay window to front elevation, radiator, stairs off to first floor landing, fireplace, wood effect laminate flooring and door to:

Kitchen

Double glazed bay window to rear elevation, radiator, a range of wall and base units. Work surfaces incorporating sink unit and hob with extractor fan over. Integral oven and microwave. Plumbing for automatic washing machine. Provision for further domestic appliances.

Conservatory

Double glazed windows and doors to rear garden. Tiled floor.

Landing

Loft access and doors to:

Bedroom One

Double glazed window to front elevation, radiator, fitted wardrobes and built-in over stairs cupboard.

Bedroom Two

Double glazed window to rear elevation and radiator. *currently used as dressing room with freestanding wardrobe.

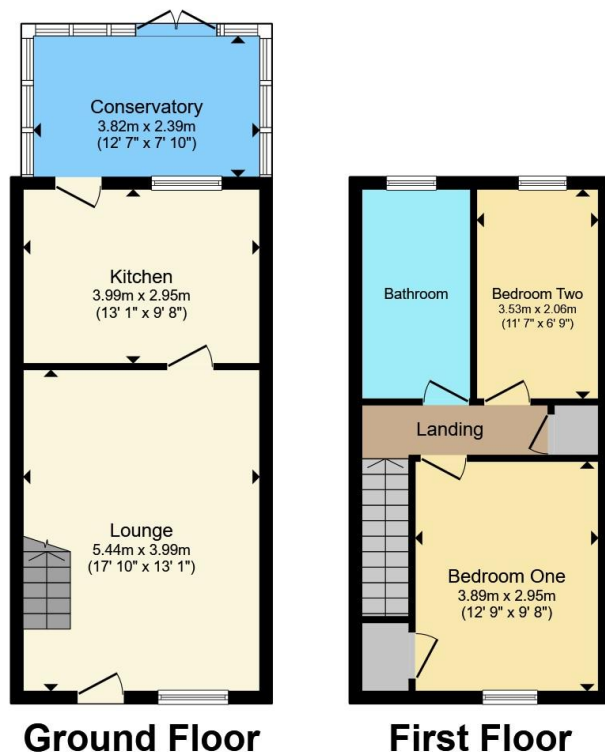
Bathroom

Double glazed window to rear elevation and radiator. Paneled bath, wash hand basin and low flush wc. Shower cubicle.

Rear Garden

Fully enclosed with paved patio area leading to lawn with flower and shrub borders. Gate to side giving access to front elevation.





Total floor area 77.8 m² (838 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/SBR313778

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SBR313778 - 0003